066.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,900 / 806,900
					USE VALUE:	806,900 / 806,900
					ASSESSED:	806,900 / 806,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDEN SEAN
Owner 2:	
Owner 3:	
Street 1:	71 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADDEN SEAN/KARA -
Owner 2:	-
Street 1:	71 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6519.000	375,200	800	430,900	806,900
Total Card	0.150	375,200	800	430,900	806,900
Total Parcel	0.150	375,200	800	430,900	806,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.94 /Parcel: 358.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42108

GIS Ref

GIS Ref

Insp Date 08/23/16

!5649!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,200	800	6,519.	430,900	806,900		Year end	12/23/2021
2021	101	FV	363,000	800	6,519.	430,900	794,700		Year End Roll	12/10/2020
2020	101	FV	363,000	800	6,519.	430,900	794,700	794,700	Year End Roll	12/18/2019
2019	101	FV	285,300	800	6,519.	400,100	686,200	686,200	Year End Roll	1/3/2019
2018	101	FV	285,300	800	6,519.	400,100	686,200	686,200	Year End Roll	12/20/2017
2017	101	FV	285,300	800	6,519.	350,900	637,000	637,000	Year End Roll	1/3/2017
2016	101	FV	285,400	0	6,519.	320,100	605,500	605,500	Year End	1/4/2016
2015	101	FV	269,200	0	6,519.	283,200	552,400	552,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:32:39

LAST REV

Date	Time
10/09/20	08:46:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADDEN SEAN/KAR	75619-396	1	9/15/2020	Convenience	1	No	No		
LOWRY CHARLES F	49778-167		7/16/2007		545,000	No	No		
	8932-518		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	42108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2013	1732	Wood Dec	50,425	O				
9/29/2003	833	Siding	16,000					VINYL SIDING & 5 R

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2016	Measured	PT	Paul T
8/23/2016	Permit Insp	PT	Paul T
8/3/2016	Left Notice	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	336	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
10/7/1999	Meas/Inspect	267	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6519		Sq. Ft.	Site		0	70.	0.94	12									430,899						430,900	

Total AC/HA:	0.14966	Total SF/SM:	6519	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,899	Spl Credit		Total:	430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21573269
Const Adj.:	0.99989998
Adj $ / SQ:	133.717
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420589
Depreciation:	45424
Depreciated Total:	375166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

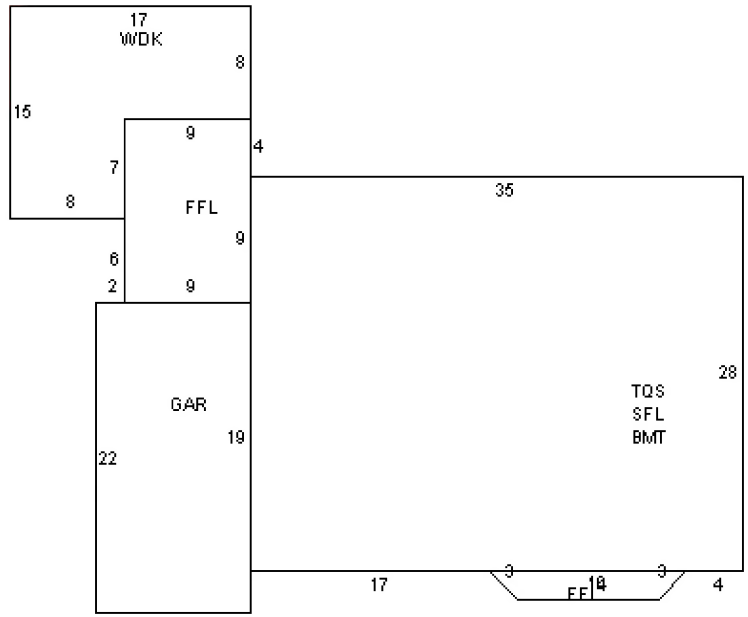
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.72
Special Features:	0	Val/Su Net:	114.74
Final Total:	375200	Val/Su SzAd	202.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	53.190	52,129
SFL	Second Floor	980	133.720	131,043
TQS	3/4 Story	735	133.720	98,282
GAR	Garage	242	25.330	6,129
WDK	Deck	192	11.210	2,152
FFL	First Floor	141	133.720	18,854

Net Sketched Area:	3,270			Total:	308,589
Size Ad	1856	Gross Area	3515	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x21	A	AV	2000	3.74	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800